

TITLE SHEET
RIVER RIDGE
21804 CENTER RIDGE ROAD
ROCKY RIVER, OHIO

- NEW TENANT – NAIL SALON
- PARCEL: 303-21-002
- OWNER: BKB PROPERTIES INC
- 21808 CENTER RIDGE RD, ROCKY RIVER, OH. 44116
- ZONING: GENERAL BUSINESS DISTRICT (GB)
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PARKING SUMMARY

RIVER RIDGE

- 21804 CENTER RIDGE ROAD
- NEW TENANT – NAIL SALON

- Proposed: 3 Stations/Pedicure Chairs
- Required: 6 Parking Spaces
- Parking Type: Shared Parking

- The proposed use is low intensity and is not expected to significantly increase parking demand.

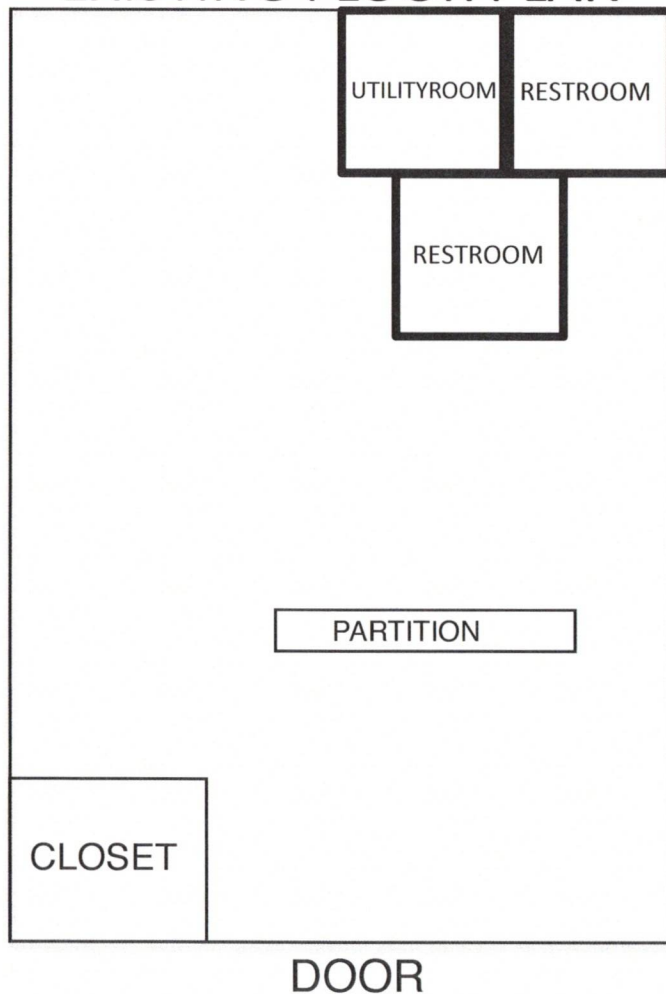
Operational & Use Summary

- The proposed use is a nail salon with 3 stations/Pedicure Chairs within an approximately 1,500 square foot tenant space. No structural changes are proposed, and the scope of work is limited to minor interior improvements.
- The business will operate primarily by appointment with limited walk-in traffic, maintaining a low-intensity and small-scale operation.
- The layout is limited to 3 stations based on space and circulation constraints. No additional stations are planned, and any future expansion would require further review and approval.

EXISTING FLOOR PLAN & PROPOSED FLOOR PLAN NAIL SALON

- Approx. 1,500 SF · Not to Scale

EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN

